

MINUTES  
TIGARD CITY COUNCIL BUSINESS MEETING  
December 18, 2001

- STUDY SESSION

Mayor Griffith opened the meeting at 6:30 p.m.

Council Present: Mayor Griffith, Councilors Dirksen, Moore, Patton, and Scheckla (arrived at 6:36 p.m.).

> DISCUSSION OF REGIONAL DRINKING WATER AGENCY INITIATIVE

Intergovernmental Water Board Members (IWB) Present: Jan Drangsholt (King City), Norman Penner (Tigard Water District), Patrick Carroll (City of Durham), and Bill Scheiderich (At-Large Representative).

Public Works Director Wegner introduced this agenda item. The purpose of the discussion is to update the City Council and IWB on the progress and the future timetable of the Regional Drinking Water Agency Initiative. He noted the work for the last nine months involving Portland City Commissioner Sten.

The highlights of Mr. Wegner's presentation are contained in the written materials on file in the City Recorder's office. In addition, there was reference to a progress report on the Regional Drinking Water Supply Initiative that is also on file in the City Recorder's office.

Councilor Patton explained the concerns by some jurisdictions or agencies as they consider whether to move forward for financing the needed capital improvements for a regional water supply system. She noted that some jurisdictions did not agree with a one-agency concept. Both options that Tigard is now reviewing -- Joint Water Commission (JWC) or the Regional Agency-- will require capital improvement investment.

The next step will be to proceed with more study of the Regional Drinking Water Supply Initiative with a contribution from the City of Tigard at approximately \$20,000. Councilor Patton said she was concerned that some water sources may not be considered for the regional agency. There was discussion on Tigard's efforts in pursuing the JWC or the Regional Water Supply Agency. Councilor Patton noted both sources should be pursued. There will be a need to identify and secure a primary and secondary water supply.

Mayor Griffith said the City should move forward as quickly as possibly insofar as the City's contract for water supply with water would expire in 2007. Councilor Patton advised because of the need to coordinate with a number of participants, that delays were likely.

Mr. Wegner noted that financial decisions could be made within the next year. Plans are to present Council with information on the JWC and Regional Water Supply Agency Initiative on a parallel timeline so that cost figures are available that will help in the decision making.

There was discussion on the progress with the JWC. Councilor Patton said the JWC wants to continue to work with the City of Tigard. Mr. Wegner noted that without a new water source for JWC, the City couldn't become a partner in the JWC. The JWC study will take approximately 18 months to 2 years to complete.

Discussion followed on what long-term goals (criteria) the IWB and City Council would suggest for a long-term water supply. Ms. Drangsholt advised she was concerned about the Bull Run and the Columbia Wellfields becoming the region's sole source of water. Mr. Wegner noted that the City could still contract to buy water from others. Councilor Patton pointed out an area of concern in that she did not think the current Bull Run management would be able to identify and add another source of water in the near future primarily because of some underlying political issues. It was noted that the amount of funds that Tigard will need to contribute toward the regional study might change if other agencies drop out. Although not official, it is reported that Metro and Hillsboro do not want to participate in the Regional Drinking Water Supply Initiative.

In response to a comment from Councilor Scheckla, Mr. Wegner confirmed that it is possible that the efforts with regard to this regional water supply initiative could fall apart. The reality may be that the City will remain a wholesale water customer for the long term.

> **JOINT MEETING WITH THE BUDGET COMMITTEE**

Budget Committee Members present: Mike Benner, Sydney Sherwood, Greg Zuffrea.

Finance Director Craig Prosser led the discussion on this agenda item

*- Briefing on the preliminary financial forecast*

Staff developed a five-year financial forecast. In the short term, the City is in a good financial condition. Mr. Prosser distributed a draft estimate indicating projections for some of the key funds.

*- Briefing on the budget preparation process*

Departments are being asked to “hold the line.” No new positions should be added to budget requests (with a few exceptions where funding has been identified). Departments are to limit estimates for materials and services. Also, each department was asked to project how 5 percent could be cut from the budget. It looks as if revenue sharing will increase slightly to about \$600,000.

Mr. Prosser distributed a draft calendar for upcoming Budget Committee Meetings.

*- New library construction project update*

If the bond measure is successful, decisions will need to be made on what to do with the existing library building.

Donations and gifts have been received for a total of \$1 million, which can be used for the proposed new library. The City has also set aside \$200,000 that could be contributed toward the new library. The proposed bond measure will ask for general obligation bond issuance in the amount of \$13,000,000.

*- Bull Mountain Annexation Study update*

Mr. Prosser distributed information on the Bull Mountain Annexation Study. The study's findings show that the annexation of this area would generate tax dollars that would pay for services on the “operating side,” however, the capital funding needs in the area for parks and streets are significantly higher than what the area would generate. It was suggested that Washington County be asked to participate some of the capital needs.

*- ICMA-USAID Program*

Mr. Prosser briefed the Budget Committee on this program wherein delegates from the County and City will exchange information with a City and County government in Indonesia. ICMA and USAid will pay trip expenses. The City Manager and Finance Director will be among those traveling to Indonesia in February. Mr. Prosser said delegates from Indonesia might be attending some of the Budget Committee meetings.

- EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 7:47 p.m. under the provisions of ORS 192.660 (1) (e) real property transactions.

Executive Session Adjourned: 7:56 p.m.

## 1. BUSINESS MEETING

### 1.1 Call to Order - City Council & Local Contract Review Board

Mayor Griffith called the meeting to order at 8:05 p.m.

### 1.2 Roll Call: Mayor Griffith, Councilors, Dirksen, Moore, Patton, and Scheckla.

### 1.3 Pledge of Allegiance

### 1.4 Council Communications & Liaison Reports: None

### 1.5 Call to Council and Staff for Non-Agenda Items

## 2. VISITOR'S AGENDA

- Gretchen Buehner, 13249 SW 136<sup>th</sup> Place, Tigard, Oregon, commented on annexations and advised of her concerns with piecemeal annexations.

## 3. CONSENT AGENDA:

Motion by Councilor Scheckla, seconded by Councilor Dirksen, to adopt the Consent Agenda as follows:

### 3.1 Approve Council Minutes for October 23, 2001

### 3.2 Receive and File:

- a. Update on Progress for Review and Amendment of the Tigard Municipal Code

### 3.3 Adopt a Resolution Establishing Annual Adjustments to Parks System Development Charges – Resolution No. – 01 - 74

### 3.4 Adopt Resolutions Acknowledging City Sponsored Events and Approving the Modified Standard Agreements for the:

- a. Balloon Festival – Resolution No. 01 - 75
- b. Fourth of July Event – Resolution No. 01 - 76
- c. Broadway Rose Theater – Resolution No. 01- 77

### 3.5 Appoint Gretchen Buehner, Jodie Bienerth, and Eileen Webb as Members of the Planning Commission, and appoint Tom Wolch as Alternate to the Planning Commission – Resolution No. 01 - 78

- 3.6 Local Contract Review Board (LCRB)
- a. Adopt a Resolution Granting an Exemption to the City Purchasing Rules (10.015) and Allowing Oregon Electric Group to Continue to Perform the Energy Conservation Retrofit Rebate Program of City Facilities - (LCRB) Resolution No. 01 - 02
  - b. Approve Engineering Services Contract with Century West Engineering Corporation to Complete Design of Gaarde Street Improvements, Phase 2
- 3.7 Approve an Intergovernmental Agreement with the City of Beaverton for the Construction of a Water System Intertie, and Authorize the City Manager to Sign the Agreement

The motion was approved by a unanimous vote of Council present.

Mayor Griffith	-	Yes
Dirksen	-	Yes
Councilor Moore	-	Yes
Councilor Patton	-	Yes
Councilor Scheckla	-	Yes

4. INTRODUCTION OF GRETCHEN BUEHNER, JODIE BIENERTH, AND EILEEN WEBB AS MEMBERS OF THE PLANNING COMMISSION, AND INTRODUCTION OF TOM WOLCH AS ALTERNATE TO THE PLANNING COMMISSION

Mayor Griffith welcomed the new Planning Commission members.

5. CONSIDER AN OPTION TO PURCHASE PROPERTY FOR THE PROPOSED NEW LIBRARY SITE PENDING THE APPROVAL OF THE PASSAGE OF THE BOND MEASURE BY TIGARD VOTERS

Library Director Margaret Barnes presented the staff report. A copy of the staff report is on file in the City Recorder's office. Staff recommended that the City Council approve the option to purchase 3 parcels of land from Mr. Fred Fields for the proposed new library site pending approval of the passage of the bond measure by Tigard voters. A copy of the Option Agreement is on file in the City Recorder's office.

Motion by Councilor Patton, seconded by Councilor Moore, to approve entering into an Option Agreement for the purchase of property from Mr. Fred Fields and authorizing the Mayor to sign the Option Agreement.

The motion passed by a unanimous vote of Council present:

Mayor Griffith -	Yes
Councilor Dirksen -	Yes
Councilor Moore -	Yes
Councilor Patton -	Yes
Councilor Scheckla -	Yes

6. PUBLIC HEARING ON A BALLOT MEASURE FOR THE MAY 21, 2002, ELECTION FOR GENERAL OBLIGATION BONDS FOR A NEW LIBRARY. (The Bond Measure includes: property acquisition; building design, construction, and furnishings; street improvements; and parking.)
  - a. Mayor Griffith opened the Public Hearing
  - b. Library Director Margaret Barnes presented the staff report. A copy of the staff report is on file in the City Recorder's office. Staff recommended that the City Council approve the proposed Ballot Measure for the May 21, 2002, election for General Obligation Bonds for a new library.
  - c. Public Testimony

*Highlights of the presentation from public testimony of the New Tigard Library Construction Committee (NTLCC) members were shown on PowerPoint slides. A copy of the PowerPoint presentation is on file with in the City Recorder's office.*

- Curtis Tigard, 11778 SW Royal Villa, Tigard, Oregon, is a member of the NTLCC. Mr. Tigard read a prepared statement in support of the new library. Mr. Tigard noted the importance of the library for Tigard's future and requested the voters be given an opportunity to decide on whether a new library should be constructed. He referred to his sister, Grace T. Houghton, who left one-third of her estate (\$816,000) to the City to enhance the library.
- Marvin Diamond, 9270 SW Maplewood Drive, T 212, Tigard, OR 97223, is a Tigard Library Board member and President of the Tigard Library Foundation. Mr. Diamond supported the proposed ballot measure noting the importance of a vital library in a growing community. Mr. Diamond noted the new library would accommodate the community for the next 20 years. The Library Foundation will work to raise funds to help support construction and also establish an endowment fund to maintain the library once it is built.

In response to a question from Mayor Griffith, there was brief discussion on whether there will be adequate time to get the word out to the public

about the proposed new library. The NTLCC is anticipating that they can keep pace with a schedule designed to make the community aware of the proposed new library. In addition, Councilor Patton said it was hoped that a citizen-initiated political action committee would be formed to promote the new library.

- David Chapman, 9840 SW Landau Place, Tigard, OR 97223, Chair of the NTLCC reviewed the PowerPoint material regarding the process followed, which resulted in the recommendation of the proposed ballot title.
- Sue Kasson, 16570 SW 93<sup>rd</sup> Avenue, Tigard, Oregon, 97224, member of the NTLCC and the Library Foundation presented information about the numerous programs offered by the Library. She said that a new library would play an essential role in the community and asked that the Council place the ballot title on the May ballot.

In response to a question from Mayor Griffith about new programs, NTLCC member Sue Kasson noted that the community room would open a “new world” of possibilities for programming. Library Director Margaret Barnes also noted there would be increased opportunities to partner with the School District, Portland Community College, and service clubs. She added that programs could be offered in a more consistent manner.

- Kathy Sleeper, 14720 SW 100<sup>th</sup>, Tigard, OR 97224, reviewed PowerPoint slides to assist viewers in imagining what a new library might look like. Most slides viewed were of the Midland Branch of the Multnomah County library depicting similar furnishings and taking advantage of outdoor views of wildlife/wetland areas.
- Sue Carver, 10155 SW Hoodview, Tigard, OR 97224, advised she is a member of the NTLCC and a 30-year citizen of the City of Tigard. She referred to information about how the community has grown, which has strained the ability of the current library in offering services. She noted the role of the library to provide citizens to learn and grow intellectually as well as providing a place for civic events that shape a community.

The NTLCC members are available to make presentations in the community. Project updates are also posted on the City’s web site.

- City Manager Monahan noted that the City Council received one e-mail communication from a citizen with regard to the proposed new library. This communication, from Stu Byron, is on file in the City Recorder’s

office. Mr. Byron was not in favor of a new library because of increased taxes.

d. Council Discussion

- Councilor Patton praised the NTLCC, the Tigard Library Foundation, and the Tigard Library Board for their hard work and wonderful support. She noted the timing of the ballot measure and said she recognized the implications this may have during the current economic situation. She said the Committee worked hard to bring in a recommendation that was a prudent and reasonable amount, scaling back from initial proposals. She pointed out that the library is there for everyone and is available to the public during good and bad economic times serving a multitude of needs.

There was brief discussion on costs. While the requested limit of the ballot measure was for General Obligation bonds up to \$13 million, the Library Foundation hopes to further decrease these costs.

- Councilor Dirksen complimented the NTLCC for doing an excellent job. He noted the Committee was prudent in scaling back from an initial recommendation of \$17 million to \$13 million for a proposed new library.
- Councilor Scheckla said he agreed with the comments from Councilor Patton and that the Committee did an excellent job.
- Mayor Griffith said he agreed with the comments by the Council members. He noted appreciation of the work done by the Committee and Councilor Patton.

e. Mayor Griffith closed the public hearing.

f. Motion by Councilor Patton, seconded by Councilor Moore to adopt Resolution No. 01-79.

RESOLUTION NO. 01 79 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIGARD SUBMITTING TO THE VOTERS A PROPOSAL TO AUTHORIZE THE CITY COUNCIL TO SELL GENERAL OBLIGATION BONDS UP TO \$13,000,000 TO ACQUIRE PROPERTY, TO DESIGN, BUILD AND FURNISH A NEW LIBRARY OF APPROXIMATELY 47,000 SQUARE FEET, AND TO PROVIDE PARKING AND RELATED STREET IMPROVEMENTS



The motion was approved by a unanimous vote of Council present:

Mayor Griffith -	Yes
Councilor Dirksen -	Yes
Councilor Moore -	Yes
Councilor Patton -	Yes
Councilor Scheckla -	Yes

7. UPDATE ON THE TREE LIGHTING EVENT FROM THE TIGARD CENTRAL BUSINESS DISTRICT ASSOCIATION (TCBDA)

Tyler Ellenson, President of TCBDA presented information on this agenda item. Mr. Ellenson advised that it had been August since he had been before the City Council requesting that the Council accept the withdrawal, of behalf of TCBDA, of a proposed Economic Improvement District (EID). The withdrawal was requested because the required number of Central Business District businesses did not support the EID.

Mr. Ellenson reported that the TCBDA plans to continue to move forward and concentrate more on the businesses on Main Street. The next goal for the Association will be to develop membership. In addition, TCBDA will continue to support efforts promoting the downtown.

Mr. Ellenson said this year's Halloween event was very successful -- approximately 1000 children and adults visited the downtown area. The Tree Lighting event was sponsored through efforts of TCBDA, the City, and Tigard Area Chamber of Commerce and was also successful.

Mr. Ellenson announced that TCBDA meetings are held the second and fourth Tuesdays, noon, Southwest Office Supply.

Mayor Griffith noted that the proposed commuter rail station for the downtown would impact the businesses. Mr. Ellenson confirmed with the Mayor that TCBDA would want to be included in the planning for the area.

The next event to be planned by TCBDA will be the Tigard Blast in August.

8. ANNEXATION POLICY DISCUSSION

Community Development Director Hendryx presented the staff report, which is on file in the City Recorder's office. Mr. Hendryx reviewed the chart presenting policy questions. He also explained the difference between the double majority and island annexation processes. In response to a question from Councilor Moore about legal ramifications if the City says "no" to an individual who wants to annex to the City,

Attorney Ramis advised as long as the City does not violate the Urban Services Agreement, the Council has wide latitude in considering annexations. Mr. Monahan advised that three annexation requests for properties not yet developed would be forwarded to the Council for consideration. He noted that there are advantages to annexing undeveloped land including the collection of parks system development charges.

After discussion, Council consensus was to delay further discussion on annexation policy until after the meeting with Bull Mountain residents. At that meeting, (January 31) the City Council may know more about the level of interest from the Bull Mountain residents regarding annexing to the City.

Council also discussed their concern with using either the island or double majority method of annexation where people are compelled to annex. In the past, Council has avoided "hostile annexations."

There was support from the Council to process annexation requests for undeveloped parcels. Annexation of developed areas would be considered on a case-by-case basis.

Gretchen Buehner, Tigard resident, noted the importance of reviewing annexations neighborhood-by-neighborhood. She said, for example, the Fern Street area is in need of street improvements.

#### 9. PRELIMINARY WASHINGTON COUNTY COOPERATIVE LIBRARY SERVICE (WCCLS) POTENTIAL LOCAL OPTION LEVY

Library Director Margaret Barnes presented the staff report. The staff report is on file in the City Recorder's office. She outlined the history of WCCLS along with the benefits derived from the WCCLS organization. WCCLS is analyzing the current and future needs of public libraries in the County to meet growing demand for local library services. WCCLS has nearly expended a reserve fund and it has been known that at the end of fiscal year 2003, a new local option levy would need to be proposed or some other funding revenue developed. A proposed local option levy will be voted on by the Cooperative Library Advisory Board (CLAB) on January 2, 2002. If CLAB agrees with the need for a local option levy, they will so advise the Washington County Board of Commissioners who will determine whether, when, and how much should be established and presented in a ballot measure.

Discussion followed:

- Councilor Scheckla noted his concern in protecting Tigard's ability to pass our new library bond measure. He added that voters might be confused with the two requests for library funding. He said he would rather just support the City of Tigard's bond measure proposal.

- City Manager Monahan noted that revenues would decrease when compared to need under current funding resources. He advised that the WCCLS funding formula is based on a number of criteria.
- Councilor Patton noted she, too, would like to see the new Tigard library funded but also understood the significance of the funding provided by WCCLS. She said she would like to see additional information with regard to identifying critical needs. For example \$11 million is allocated for central services support – what does this entail? She also would like information regarding potential new libraries being established (or those that might be added) since percentages of increases are included in funding levels. Perhaps some libraries may not come online immediately and a phased-in funding schedule might translate into a reduced funding need.
- Councilor Dirksen asked questions regarding existing funding. Ms. Barnes explained that there would be a funding shortfall unless the local option levy is presented and approved or other funding options are identified and implemented.

Ms. Barnes recapped her understanding of Council direction:

- Council is concerned that the initial level of funding is too high and asked for analysis of a phased-in funding package insofar as the amount requested appears to be overly inflated in the early years.
- More information is needed about what is being funded for Central Services.
- More information is needed about the distribution among libraries including those jurisdictions that anticipate adding more square footage (timing).

10. COUNCIL LIAISON REPORTS – None

11. NON AGENDA ITEMS -- None

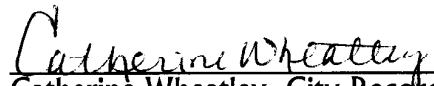
12. EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 10:49 to under the provisions of ORS 192.660 (1) (h) pending litigation.

> STUDY SESSION – ADMINISTRATIVE ITEMS REVIEWED

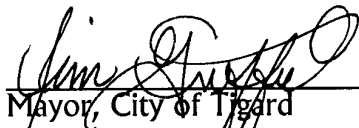
- An e-mail from Mr. Stu Byron (copy on file in the City Recorder's office) was distributed to the City Council.
- City Manager advised that some information pertaining to the City Manager's review was placed in the City Council's mail packet.
- Police Captain Bob Wheeler is retiring on December 31 after 30 years of service.

- City Manager advised of a letter from the Chamber of Commerce inviting Councilors to a community reception on January 24, 5-7:30 p.m., at the Greenwood Inn.

13. ADJOURNMENT: 11:10 p.m.

  
Catherine Wheatley, City Recorder

Attest:

  
Mayor, City of Tigard

Date: 22/12/02

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